165.0	0005	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	888,200 /	888,200
USE VALUE:	888,200 /	888,200
ASSESSED:	888,200 /	888,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11	-13	DANIELS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STRATAKIS GEORGE & RODANTHI
Owner 2:	
Owner 3:	
Street 1:	13 DANIELS STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 2499 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	494,800	4,900	388,500	888,200
Total Card	0.103	494,800	4,900	388,500	888,200
Total Parcel	0.103	494,800	4,900	388,500	888,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.42 | /Parcel: 355.42

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	109448
GIS Ref	
GIS Ref	
Insp Date	11/01/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 165.0-0005-0005.0

!12797!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	494,800	4900	4,500.	388,500	888,200		Year end	12/23/2021
2021	104	FV	472,600	4900	4,500.	388,500	866,000		Year End Roll	12/10/2020
2020	104	FV	472,800	4900	4,500.	388,500	866,200	866,200	Year End Roll	12/18/2019
2019	104	FV	368,100	4900	4,500.	388,500	761,500	761,500	Year End Roll	1/3/2019
2018	104	FV	368,100	4900	4,500.	344,100	717,100	717,100	Year End Roll	12/20/2017
2017	104	FV	345,500	4900	4,500.	288,600	639,000	639,000	Year End Roll	1/3/2017
2016	104	FV	345,500	4900	4,500.	288,600	639,000	639,000	Year End	1/4/2016
2015	104	FV	308,400	4900	4,500.	249,800	563,100	563,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:35:39

LAST REV

Date	Time
01/09/14	13:49:17

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12797

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12101-655		11/1/1971		31,000	No	No		N

USER DEFINED

Prior Id # 1:	109448
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2008	Meas/Inspect	345	PATRIOT
12/20/1999	Inspected	243	PATRIOT
12/2/1999	Measured	270	PATRIOT
7/23/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	70.	1.23	8									388,499						388,500	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	388,499	Spl Credit		Total:	388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	4 - Carpet	
Sec Floors:	2 - Softwood	20 %
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	2 - Gas	
Heat Type:	3 - Forced H/W	
# Heat Sys:	2	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12212229
Const Adj.:	0.98010004
Adj $ / SQ:	197.963
Other Features:	118300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	672324
Depreciation:	177494
Depreciated Total:	494830

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 11	BRs: 5	Baths: 2	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

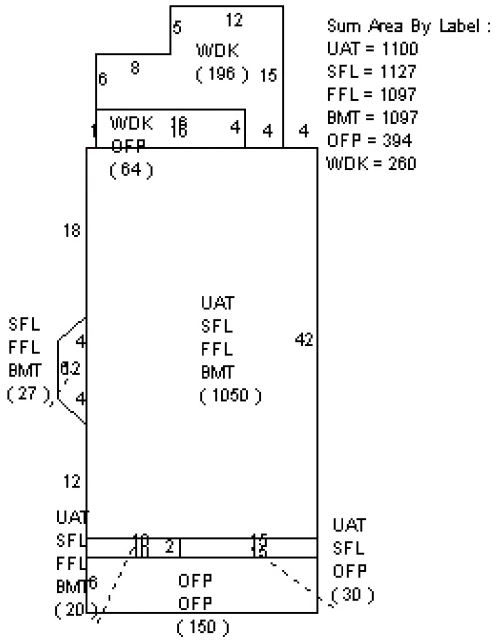
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	197.96
Special Features:	0	Val/Su Net:	116.42
Final Total:	494800	Val/Su SzAd	222.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,127	197.960	223,104
BMT	Basement	1,097	59.390	65,149
FFL	First Floor	1,097	197.960	217,165
OFP	Open Porch	394	20.280	7,989
UAT	Upper Attic	275	138.570	38,108
WDK	Deck	260	9.650	2,509

Net Sketched Area:	4,250			Total:	554,024
Size Ad	2224	Gross Area	5075	FinArea	2499

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 165.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1920	21.58	T	40	104			4,900			4,900

More: N	Total Yard Items:	4,900	Total Special Featues:		Total: 4,900